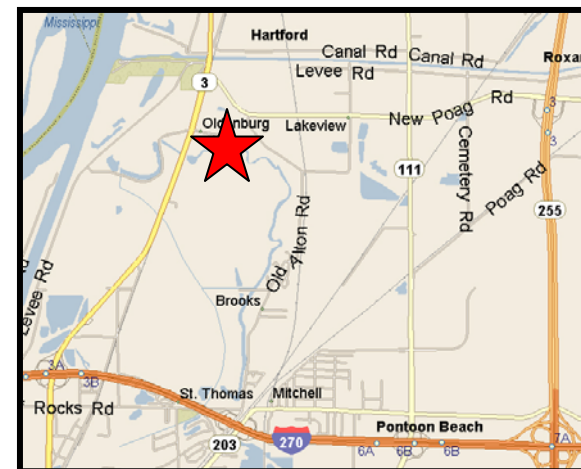


# For Sale - 347 Acres 178,000 Sq. Ft. Heavy Mfg. Plant



## 3754 Chemtco Lane, Hartford, IL 62048

- ◆ Smelter Site on 41 Acres Includes 16 Buildings, Rail, Mobile, & Misc. Equipment
- ◆ Located 2 Miles to I-270/255, and 1 Mile East to Mississippi River
- ◆ Zoned M-3, Heavy Manufacturing
- ◆ Will Divide Adjacent 150 Acre Development Site, \$35,000 per Acre
- ◆ Sale: \$11,021,000



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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price.  
Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.







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## Industrial Building Information

File No.: 339-1 Agent: Wayne Barber / Steve Zuber Agent E-Mail: [wayne@barbermurphy.com](mailto:wayne@barbermurphy.com)  
[steve@barbermurphy.com](mailto:steve@barbermurphy.com)

Name of Building: Chemetco

Address: 3754 Chemetco Lane City: Hartford County: Madison Zip: 62048

Building Size: 178,000 SF Space Available Now: 178,000 SF Year Built: 1971-1995

Ceiling Height: \_\_\_\_\_ Type of Building (Prior Use) : Heavy Manufacturing Air Cond.: Office

Can be divided: Yes Office Size: 14,200 SF Industrial Size: 163,800 SF Sprinkler/ Type: N/A

Site Size: 347 Acres Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_ No. of Stories: \_\_\_\_\_ Cranes/size: \_\_\_\_\_

Truck Docks: ( ) Drive in Doors: ( ) Rail Service: \_\_\_\_\_ Rail Doors: ( )

Rail Road Name: \_\_\_\_\_ Passenger Elevators: \_\_\_\_\_ Freight Elevators: \_\_\_\_\_

Permanent Parcel No. (s) : Attached

Water Supplier: Village of Hartford Main: 12" Service/Location: Canal Road

Sewer Supplier: \_\_\_\_\_ Main: 10" Service/Location: Route 3, West

Natural Gas: Ameren IP Main: 6" Service: \_\_\_\_\_

Electric: Ameren IP Supply Volt.: 34.5 KV Service Volt.: \_\_\_\_\_

Zoning: M-3, Heavy Industrial Taxes/Year: \_\_\_\_\_ Enterprise Zone: Pending TIF: Pending

Sub-Lease Rate: \_\_\_\_\_ Lease Rate: \_\_\_\_\_ Sale Price: \$11,021,000

### Other Information:

41 Acre Plant Smelter Site with 16 Buildings, Rail, Mobile and miscellaneous equipment\*. 347 Total site may be

divided. Located on IL Route 3 and New Poag Road, 2 Miles to I-255/I-270, and 1 mile east of Mississippi River.

\* Excludes scrap/slag materials, metal bearing materials, furnaces, casting wheel & rings.